DUBLIN

Community Development Department

Building & Safety Division

Policy No.: BDP 29

Effective: January 1, 2014

Revised Date: March 12, 2014

Approved By: Gregory A. Shreeve, Sr., Chief Building Official

Subject: Interlocking Door Hardware for R-Occupancies

Regarding Section 1008.1.9.3 (4) Locks and Latches, 2013 California Building Code (CBC):

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

4. Doors from individual dwelling or sleeping units of group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are openable from the inside without the use of key or tool.

Per Table 1004.1.2, residential spaces is assigned an occupant load factor of 200 gross square feet per occupant. Therefore, it has been determined that interlocking door hardware shall be provided at all exit doors in R occupancies over 2,000 square feet and exit doors that serve more than one individual dwelling unit of any square footage regulated by the CBC. The above does not cover dwellings that are built under Chapter 11A requirements of the CBC or the City of Dublin's Universal Design requirements.

Regarding Section R311.2 Egress Door, 2013 California Residential Code (CRC):

Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

Per this code section, an R-3 occupancy or other occupancy built under the California Residential Code is not required to install interlocking hardware. The above does not cover dwellings that are built under Chapter 11A requirements of the CBC or the City of Dublin's Universal Design requirement

Regarding Section 7.90.130.A.1 Universal Design Ordinance (UDO) and Section 1126A.6 CBC

If the dwelling unit was permitted under the City of Dublin's UDO, Chapter 7.90 of the Dublin Municipal Code (required for all new residential dwelling units that are part of a residential development project in excess of 20 dwelling units), the specific unit(s) shall meet accessible regulations in accordance with Chapter 11A of the CBC. Therefore, such dwelling units shall be provided with accessible door hardware (lever) for all doors, which includes interlocking mechanisms as noted above for the primary entry door(s) as defined by the UDO.

Where dwellings are constructed under Chapter 11A of the CBC, doors on an accessible route shall be operable with a single effort. Therefore, such dwelling units shall be provided with accessible door hardware (lever) for all doors on the accessible route, which includes interlocking mechanisms as noted above for door(s) that have latching and locking hardware.